



**REQUESTS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY.**

**A. CONSIDER AND ACT ON MINUTES OF JANUARY 26, 2015.**

\_\_\_\_\_

**B. RESOLUTION NO. 2015-751 – A RESOLUTION AUTHORIZING TAX RE-SALE FOR LOTS 22, 27-29, BLOCK 294.**

Motion Made By: Council Member Hyatt  
Seconded By: Council Member Ellis  
Votes: Aye – Hyatt, Ellis, Abrego, Gomez, Chapa

Discussion: Council Member Hyatt made a motion to approve the consent agenda. Council Member Ellis seconded the motion and the motion carried unanimously.

**4. CITIZENS' COMMENTS.**

Name: Donald Brummett

Address: 902 S. Rife

Concern: Mr. Brummett stated his waterbill is \$75.00. He stated with water rates on the rise, citizens with 5-6 kids cannot afford water bill. He'd rather see taxes go up. Mayor Chapa stated it was a Catch-22.

Departments Affected: Water Department

Name: Jack Chaney

Address: Aransas County Commissioner

Concern: Mr. Chaney stated that he wanted to continue to encourage the council. Aransas Pass is really setting standards and the bar for everyone around here. People from Rockport are asking what is going on with Harbor. Things have changed with the development of the Harbor and the cleanup of community. He said he wanted to continue to encourage the City to go forward and offer my help with anything he can.

Departments Affected:

Name: Rick Shures

Address: 205 S. Saunders, Trailer 30

Concern: Mr. Shures commented that the road in front of his house was one of the worst. The nearby development cleared brush and left garbage. He had contacted code enforcement but did not receive a call back. Phone calls don't work. Mayor Chapa responded that it meant a lot to have him come up and comment. City Manager Carrillo added that there would be a road inventory coming shortly and a capital improvement plan.

Departments Affected: Public Works/Street

**5. CONSIDER AND ACT ON APPROVING ORDINANCE AMENDMENTS:**

**A. AMENDING THE ARANSAS PASS CODE OF ORDINANCES CHAPTER 19.5 – PARKS AND RECREATION, SECTION 19.5 – 2 – ORGANIZED ACTIVITIES**

Motion Made By: Mayor Pro Tem Abrego

Seconded By: Council Member Gomez

Votes: Aye – Abrego, Gomez, Ellis, Hyatt, Chapa

Discussion: City Manager Carrillo explained that the amendments included changing the deposit fee to \$100.00, with \$50.00 being refundable if park is left cleaned. Previously, the council had discussed rentals being taken on a first come, first serve basis. Deposits will help take care of this. Council member Hyatt asked if this would affect all parks. Council member Gomez commented that he would like to keep the way it is. City Manager Carrillo responded that there was an inundation for rentals of Veterans Memorial Park. Mayor Pro Tem Abrego said that she agreed with the \$100.00 deposit but thought it should be completely 100% completely refundable due to a lot of public

citizen usage. Mayor Pro Tem Abrego made a motion to amend Chapter 19.5 – Parks and Recreation, Section 19.5-2 – Organized Activities to require a \$100.00 deposit, which is 100% refundable to citizens and 50% refundable to professional organizations if the park is left clean after use. Council member Gomez seconded the motion and the motion carried unanimously.

**B. UTILITY RATE FEE INCREASE OF \$0.25 FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS**

Motion Made By: Council Member Hyatt

Seconded By: Mayor Pro Tem Abrego

Votes: Aye: Hyatt, Abrego, Gomez, Ellis, Chapa

Discussion: City Manager Carrillo said that the increase was a pass through fee increase from San Patricio Municipal Water District. The City would see no net benefit. If the City was to absorb the fee increase, it would be a negative impact to the water/sewer fund. Council member Hyatt asked what the City was paying right now. Finance Director Cox responded that she could not remember off the top of her head. City Manager Carrillo said that it would be about a \$1.25 increase on the average water bill. Mayor Chapa asked if the fee increase was done once a year. City Manager Carrillo responded that it was on an as-needed basis. Council member Hyatt made a motion to approve the utility rate fee increase of \$0.25 for residential and commercial customers. Mayor Pro Tem Abrego seconded the motion and the motion carried unanimously.

**6. CONSIDER AND ACT ON APPROVING A FACILITY LEASE AGREEMENT BETWEEN THE CITY OF ARANSAS PASS AND THE ARANSAS PASS LITTLE LEAGUE ASSOCIATION FOR USE OF THE SENIOR LEAGUE FIELD, JUNIOR LEAGUE FIELD AND LITTLE LEAGUE FIELD LOCATED AT ARANSAS PASS COMMUNITY PARK.**

Motion Made By: Council Member Ellis

Seconded By: Council Member Hyatt

Votes: Aye: Ellis, Hyatt, Abrego, Gomez, Chapa

Discussion: City Manager Carrillo said that there were revisions to the lease agreement to maintain the fields. This would formalize the agreement. Council member Ellis made a motion to approve the facility lease agreement with corrections. Council member Hyatt seconded the motion and the motion carried unanimously.

**7. CONSIDER AND ACT ON TAX RE-SALE PROPERTY – SUIT NO. 4677-A; CITY OF ARANSAS PASS, ARANSAS PASS INDEPENDENT SCHOOL DISTRICT AND SAN PATRICIO COUNTY VS. R.J. YODER, ET AL, TRACT 2: ACCT NO. 35252, LOT 9, BLOCK 203, CITY OF ARANSAS PASS, AS DESCRIBED IN VOLUME 485, PAGE 105, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

Motion Made By: Council Member Hyatt

Seconded By: Mayor Pro Tem Abrego

Votes: Aye: Hyatt, Abrego, Gomez, Ellis, Chapa

Discussion: City Manager Carrillo explained that this was an unimproved piece of property that needed to get back on the tax rolls. Intersection of 11th and Maddox. Council member Hyatt added that they would need to add a road, as well. Council member Hyatt made a motion to approve the tax resale property. Mayor Pro Tem Abrego seconded the motion and the motion carried unanimously.

**8. CONSIDER AND ACT ON BUILDING DEPARTMENT ITEMS:  
A. APPROVING THE REQUEST OF NEILL AMSLER OF LACOSTA DEVELOPMENT TO PURCHASE A 30' X 165' OR 4950 SQ. FT. PORTION OF SAUNDERS STREET, ADJACENT TO LOT 1-R, BLOCK 734, ARANSAS PASS TOWNSITE, CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE REPLAT RECORDED IN ENVELOPE 1596, TUBE 33-6, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, FOR A COST OF \$5,123.25**

Motion Made By: Council Member Ellis

Seconded By: Council Member Gomez

Votes: Aye: Ellis, Gomez, Abrego, Hyatt, Chapa

Discussion: City Manager Carrillo stated the fair market value for the right-of-way area being purchased, had not been received. Mr. Amsler said that the address of the corner house of his development was 627 W. DeBerry. The fair market value for road closure is \$5,123 and gives Mr. Amsler one more developable lot. Council member Ellis made a motion to approve the request of Neill Amsler to purchase a 30' x 160" or 4,950 square foot portion of Saunders Street. Council member Gomez seconded the motion and the motion carried unanimously.

**B . PUBLIC HEARING ON THE REQUEST OF LA COSTA DEVELOPMENT LLC AND BRITE STAR CONSTRUCTION TO RE-ZONE FROM PD (PLANNED DEVELOPMENT) AND R10 (SINGLE-FAMILY DWELLING DISTRICT) TO A PD (PLANNED DEVELOPMENT). THE PROPERTIES IN THE EXISTING PD (PLANNED DEVELOPMENT) ARE DESCRIBED AS TRACT 8 AND WEST HALF OF TRACT 9, BLOCK 205 BURTON & DANFORTH SUBDIVISION, 7.196 ACRES, ARANSAS PASS, TEXAS. THE PROPERTIES IN THE R10 (SINGLE-FAMILY DWELLING DISTRICT) ARE DESCRIBED AS LOT 1, 2 & 3, BAKER ESTATES, 2.395 ACRES, ARANSAS PASS, TEXAS AND PART OF LOT 1, BLOCK 205, BURTON & DANFORTH SUBDIVISION, 1.561 ACRES. THE FINAL PROPOSED PD (PLANNED DEVELOPMENT) WILL BE 11.155 ACRES.**

Discussion: City Attorney Lawrence opened the public hearing at 7:19 p.m. Mr. Amsler spoke on behalf of the project, explaining that it was a continuation of re-zoning done on Nelson St. He said that he wanted the council to see the entire scope of project. It had a few lots less than original plan, but the lots are larger. City Manager Carrillo added that a Planned Development (PD) zoning gives the developer to reduce standards. We need to see what infrastructure. PD needs to amend. Instead of piecemeal, comprehensive. Lawrence - P&Z previously approved. Abrego - Running electrical. Poles. Underground? Amsler - Will be going underground inside neighborhood. Done like Hogan but lots somewhat larger. Mayor - Timeframe? Amsler - Would like to use existing street structure. A new plan for all lots in neighborhood. Use existing infrastructure and streets initially. Start building in early as 2nd quarter. Carrillo - Total number of homes. Amsler - 47 or 48. Working with designer. Public hearing closed - 7:23 p.m.

**C . CONSIDER AND ACT ON THE REQUEST OF LA COSTA DEVELOPMENT LLC AND BRITE STAR CONSTRUCTION TO RE-ZONE FROM PD (PLANNED DEVELOPMENT) AND R10 (SINGLE-FAMILY DWELLING DISTRICT) TO A PD (PLANNED DEVELOPMENT). THE PROPERTIES IN THE EXISTING PD (PLANNED DEVELOPMENT) ARE DESCRIBED AS TRACT 8 AND WEST HALF OF TRACT 9, BLOCK 205 BURTON & DANFORTH SUBDIVISION, 7.196 ACRES, ARANSAS PASS, TEXAS. THE PROPERTIES IN THE R10 (SINGLE-FAMILY DWELLING DISTRICT) ARE DESCRIBED AS LOT 1, 2 & 3, BAKER ESTATES, 2.395 ACRES, ARANSAS PASS, TEXAS AND PART OF LOT 1, BLOCK 205, BURTON & DANFORTH SUBDIVISION, 1.561 ACRES. THE FINAL PROPOSED PD (PLANNED DEVELOPMENT) WILL BE 11.155 ACRES.**

Motion Made By: Mayor Pro Tem Abrego  
Seconded By: Council Member Hyatt  
Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: Mayor Pro Tem Abrego made a motion to approve the request of La Costa Development LLC and Brite Star Construction to re-zone from PD (Planned Development) and R10 (Single-Family Dwelling District) to a PD (Planned Development). The properties in the existing PD (Planned Development) are described as Tract 8 and West Half of Tract 9, Block 205, Burton & Danforth Subdivision, 7.196 Acres, Aransas Pass, Texas. The property is in the R10 (Single-Family Dwelling District) are described as Lots 1, 2 & 3, Baker Estates, 2.395 Acres, Aransas Pass, Texas and Part of Lot 1, Block 205, Burton & Danforth Subdivision, 1.561 Acres. The final proposed PD (Planned Development) will be 11.155 Acres. Council Member Hyatt seconded the motion and the motion carried unanimously.

**D . PUBLIC HEARING ON THE REQUEST OF HCNA ENTERPRISES, INC. TO ANNEX PROPERTY BEING 2.4135 ACRES OF LAND, MORE OR LESS, BEING A PART OF TRACT "J" OF THE CONN & BROWN COMPANY ADDITION NO. 1 AS SHOWN BY MAP RECORDED IN VOLUME 3, PAGE 44, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS AND 1.208 ACRES, EMBRACING 0.284 ACRES OUT OF TRACT "J" AND 0.924 ACRES OF TRACT "I," THE CONN AND BROWN COMPANY ADDITION NO. 1 SAN PATRICIO COUNTY,**

**TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 44, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

Discussion: City Attorney Lawrence opened the Public Hearing at 7:24 p.m. HCNA has properly submitted to council petition. Adcock - 97% done with everything. Marriott Fairfield Inn. Planning on future. Left of that - put restaurant. Whole property. Building, infrastructure plans approved. 88 rooms. Public hearing closed 7:26 p.m

**E. CONSIDER AND ACT ON THE REQUEST OF HCNA ENTERPRISES, INC. TO ANNEX PROPERTY BEING 2.4135 ACRES OF LAND, MORE OR LESS, BEING A PART OF TRACT "J" OF THE CONN & BROWN COMPANY ADDITION NO. 1 AS SHOWN BY MAP RECORDED IN VOLUME 3, PAGE 44, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS AND 1.208 ACRES, EMBRACING 0.284 ACRES OUT OF TRACT "J" AND 0.924 ACRES OF TRACT "I," THE CONN AND BROWN COMPANY ADDITION NO. 1 SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 44, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

Motion Made By: Council Member Hyatt

Seconded By: Mayor Pro Tem Abrego

Votes: Aye: Hyatt, Abrego, Gomez, Ellis, Chapa

Discussion: Council Member Hyatt made a motion to approve the request of HCNA Enterprises, Inc. to annex property being 2.4135 Acres of land, more or less, being a part of Tract "J" of the Conn & Brown Company Addition No. 1 as shown by map recorded in Volume 3, Page 44, Map Records of San Patricio County, Texas and 1.208 Acres, embracing 0.284 Acres out of Tract "J" and 0.924 Acres of Tract "I," the Conn and Brown Company Addition No. 1 San Patricio County, Texas, according to the map recorded in Volume 3, Page 44, Map Records of San Patricio County, Texas. Mayor Pro Tem Abrego seconded the motion and the motion carried unanimously.

**9. CONSIDER AND ACT ON RESOLUTION NO. 2015-752 – NOMINATING PLACE 6, BOARD OF DIRECTORS, NUECES COUNTY APPRAISAL DISTRICT.**

Discussion: **Passed on.**

**10. CONSIDER AND ACT ON APPROVING REQUESTED FUNDS:**

**A. HOTEL/MOTEL EXPENDITURES FOR REDFISH BAY BOATHOUSE TO HOST THE 6<sup>TH</sup> ANNUAL ROCK THE DOCK IN-WATER BOAT SHOW NOT TO EXCEED \$10,000 AND TO HOST THE VETS FISHING WITH VETS TOURNAMENT NOT TO EXCEED \$10,000.00.**

Motion Made By: Mayor Pro Tem Abrego

Seconded By: Council Member Hyatt

Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: City Manager Carrillo stated Mr. Mike Moore had amended the request for \$6,500 for each event. She stated it was always on a pay-as-you-go basis with that fund. Mayor Pro Tem Abrego made a motion to approve requested Hotel/Motel Funds for Redfish Bay Boathouse to host the 6<sup>th</sup> Annual Rock-The-Dock In-Water Boat show not to exceed \$6,500 and to host the Vets Fishing with Vets Tournament not to exceed \$6,500. Council Member Hyatt seconded the motion and the motion carried unanimously.

**B. DISCRETIONARY FUNDS FOR REQUEST OF PASTOR IAN CACERES NOT TO EXCEED \$1,500.00 TO OFFSET COSTS OF THE HARBOR CITY MUSIC FEST TO BE HELD ON MARCH 7, 2015.**

Motion Made By: Mayor Pro Tem Abrego

Seconded By: Council Member Hyatt

Votes: Aye: Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: City Manager Carrillo stated this event was a Religious festival. She stated Council had discretionary funds. Mayor Pro Tem Abrego made a motion to approve using Discretionary Funds for request of Pastor Ian

Caceres not to exceed \$1,500.00 to offset costs of the Harbor City Music Fest to be held on March 7, 2015. Council Member Hyatt seconded the motion and the motion carried unanimously.

**11. CONSIDER AND ACT ON APPROVING PURCHASE OF NETWORK HARDWARE FROM CDW FOR \$42,956.30.**

Motion Made By: Mayor Pro Tem Abrego  
Seconded By: Council Member Ellis  
Votes: Aye: Abrego, Ellis, Gomez, Hyatt, Chapa

Discussion: City Manager Carrillo stated this purchase originally part of bond money and would bring on network and more current phone system. Mayor Chapa asked if the amount covered maintenance. IT Jeff Martin stated amount was for hardware purchase, the foundation of the system. City Manager Carrillo stated staff would bring the phone system before City Council to discuss. This will bring us up a modern stance on network. Direct via fiber optics. Part of what will put Public Works on our network. Mayor Pro Tem Abrego made a motion to approve purchase of network hardware from CDW for \$42,956.30. Council Member Ellis seconded the motion and the motion carried unanimously.

**12. CONSIDER AND ACT ON POLICE DEPARTMENT ITEMS:**  
**A. APPROVING THE POLICE CHIEF TO SIGN A REVISED AGREEMENT WITH THE SAM HOUSTON STATE UNIVERSITY (SHSU) FOR CRIMES RMS SHARING PRACTICES.**

Motion Made By: Council Member Ellis  
Seconded By: Council Member Hyatt  
Votes: Aye: Ellis, Hyatt, Abrego, Gomez, Chapa

Discussion: Chief Blanchard stated the Police Department is using both systems CRIMES RMS Data sharing and TDEX Data Exchange. He stated both agreements needed to be renewed. He stated the Aransas Pass Police Department benefits from those shares. Council Member Ellis made a motion to approve Police Chief Blanchard to sign a revised agreement with the Sam Houston State University (SHSU) for CRIMES RMS sharing practices and signing a revised agreement APPRISS via Texas DPS for TDEX Data Exchange. Council Member Hyatt seconded the motion and the motion carried unanimously.

**B. APPROVING THE POLICE CHIEF TO SIGN A REVISED AGREEMENT APPRISS VIA TEXAS DPS FOR TDEX DATA EXCHANGE.**

Discussion: **Approved under Agenda Item 12A.**

**12. CITY MANAGER UPDATES: TOWN HALL MEETING UPDATE**

Discussion: City Manager Carrillo stated Ethics training was scheduled for Saturday, February 28<sup>th</sup> and city/council was tentatively booked. Mayor Chapa stated he was pleased to see work in Harbor and Harbor looked entirely different. Facilities have been cleaned and everyone is doing a good job. He stated always see people running stop signs, someone actually got pulled over. Mayor Pro Tem Abrego asked if parks were scheduled to be open. City Manager Carrillo stated Veterans Memorial is waiting for last little pieces; Community Park still needs soccer fields and small repairs to picnic areas and only one ADA piece of equipment. She stated Council will make decision on softball fields and 4th of July contract on March 2nd agenda.

**DEPARTMENT UPDATE: FINANCE DEPARTMENT - FINANCIALS**

Discussion: City Manager Carrillo stated she had unaudited statements for January (3rd of the year quarter of fiscal year) and city is doing very well, income wise. She stated escrow money comes in and by the end of February, we'll have 95%; January got big bump and Christmas sales will come in next month; Licenses and permits were on track; Court was behind but got 51 this past weekend; Other income - will go up, payment in lieu of taxes; Water/sewer fund \$1 million; closer to fiscal year end. She stated expense side - Taxation service was negative for January; refund money over from San Patricio County Appraisal District; Debt service fund -

most income received and paid ⅔ of bond payment. Water/sewer fund with January expenses looking high because we had \$400k worth of bond payments; Harbor Fund - Looks healthy but no salary yet; Swimming Fund - November negative revenue at end of the season with refunded parties; Civic Center - Very much in line. Expenses look high because Gexa was not including them (Civic Center) on electrical bill. Bond money spending with \$294,000 in Parks; Downtown \$61,000; IT - \$95,000; Harbor \$475,000; Fleet vehicles ordered & vactor truck repaired. Carrillo - Commend Donna for finance and MC. Stopped Jeff to give him an attaboy. Going through entire IT revamp. Donna doing additional. Vickie - Makes City work well. Sylvia - Now department heads are masters. Mayor – Ownerships.

**DEPARTMENT UPDATE: POLICE DEPARTMENT - UPDATES**

Discussion: Chief - January was busiest month in over a year with 2700 calls; Traffic stops were down. 170. Violation's cited; up by one juvenile arrest. Chief Blanchard stated Aransas Pass had our first very successful Trash Take Back with four more scheduled. He stated the Aransas Pass Police Department worked with another organization and talked with group of kids. He stated Officer Brake was selected as Officer of the Year. He stated Animal Control had two audits, facility was audited and auditor was well pleased. He stated the ACOs are the greatest. He stated the Aransas Pass Police Department had issues with entries to TLETS which has to do with crime computer. He stated everything has been corrected.

**13. RECESS OPEN MEETING AND RETIRE TO EXECUTIVE SESSION PURSUANT TO CHAPTER 551 OF TEXAS GOVERNMENT CODE.**

Mayor Chapa recessed the Open Meeting and retired to Executive Session at 7:57 PM.

**A. SECTION 551.072 – DELIBERATIONS REGARDING REAL PROPERTY – CONN BROWN HARBOR – HAL JONES**

**B. SECTION 551.071 – LEGAL MATTERS – CONN BROWN HARBOR PARK**

**14. RECONVENE IN OPEN MEETING AND CONSIDER AND ACT ON FINDINGS OF EXECUTIVE SESSION.**

Mayor Chapa reconvened the Open Meeting at 9:15 PM.

**A. SECTION 551.072 – DELIBERATIONS REGARDING REAL PROPERTY – CONN BROWN HARBOR – HAL JONES**

Motion Made By: Council Member Hyatt

Seconded By: Mayor Pro Tem Abrego

Votes: Aye: Hyatt, Abrego, Gomez, Ellis, Chapa

Discussion: Council Member Hyatt made a motion to approve Hal Jones Master Development Agreement with corrections. Mayor Pro Tem Abrego seconded the motion and the motion carried unanimously.

**B. SECTION 551.071 – LEGAL MATTERS – CONN BROWN HARBOR PARK**

Discussion: No action

**15. ADJOURNMENT OF MEETING.**

Motion Made By: Mayor Pro Tem Abrego

Seconded By: Council Member Hyatt

Votes: Aye Abrego, Hyatt, Gomez, Ellis, Chapa

Discussion: No discussion.

Mayor Chapa adjourned the meeting 9:17 PM.

---

Adan Chapa, Mayor

Attest:

---

Yvonne Stonebraker, City Secretary









